
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: September 20, 2006

SITE PLAN: **AFP-06-037**

TITLE: Sterigenics Telecommunications Compound

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For Telecommunications Compound

ADDRESS: 1 Metropolitan Court

ZONE: I-3 (Industrial Office Park)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER:

Applicant: Mike Budde, T-Mobile Northeast, LLC
Engineer: KCI Technologies

STAFF PERSON: Caroline Seiden, Planner

Enclosures:

Staff Comments
Exhibit 1: Location Map
Exhibit 2: Application
Exhibit 3: Site Plan

STAFF COMMENTS

T-Mobile Northeast, LLC submitted AFP-06-037 on August 11, 2006 for the addition of a telecommunications facility at 1 Metropolitan Court. The telecommunications facility will include the installation of nine antennas on the roof of the existing building and associated ground equipment.

Rooftop telecommunications facilities are a permitted use in the I-3 (Industrial Office Park) zone and typically do not require approval by the Planning Commission. However, because the equipment cabinets for this facility are located on the ground, rather than on the rooftop (where they are typically located) the applicant requires Planning Commission approval for the ground equipment only.

The ground equipment will be housed on a 20 foot by 6 foot concrete pad within a 380 square foot compound that T-Mobile will lease from the property owner. The compound is located in the rear of the building and adjacent to an existing loading dock and transformer. The compound will be surrounded by an eight-foot chain link fence and new gate. Per Section 24-167 (3) of the Zoning Ordinance, the applicant requires city manager approval for a fence higher than six feet. City Manager Humpton has reviewed this fence and approved it.

CONCLUSION

Staff recommends **TO GRANT AFP-06-037, Sterigenics Telecommunications Compound, AMENDMENT TO FINAL PLAN APPROVAL, FINDING IT IN COMPLIANCE WITH §§ 24-170 and 24-172.**

AFP-06-037

1 Metropolitan Court - Sterigenics



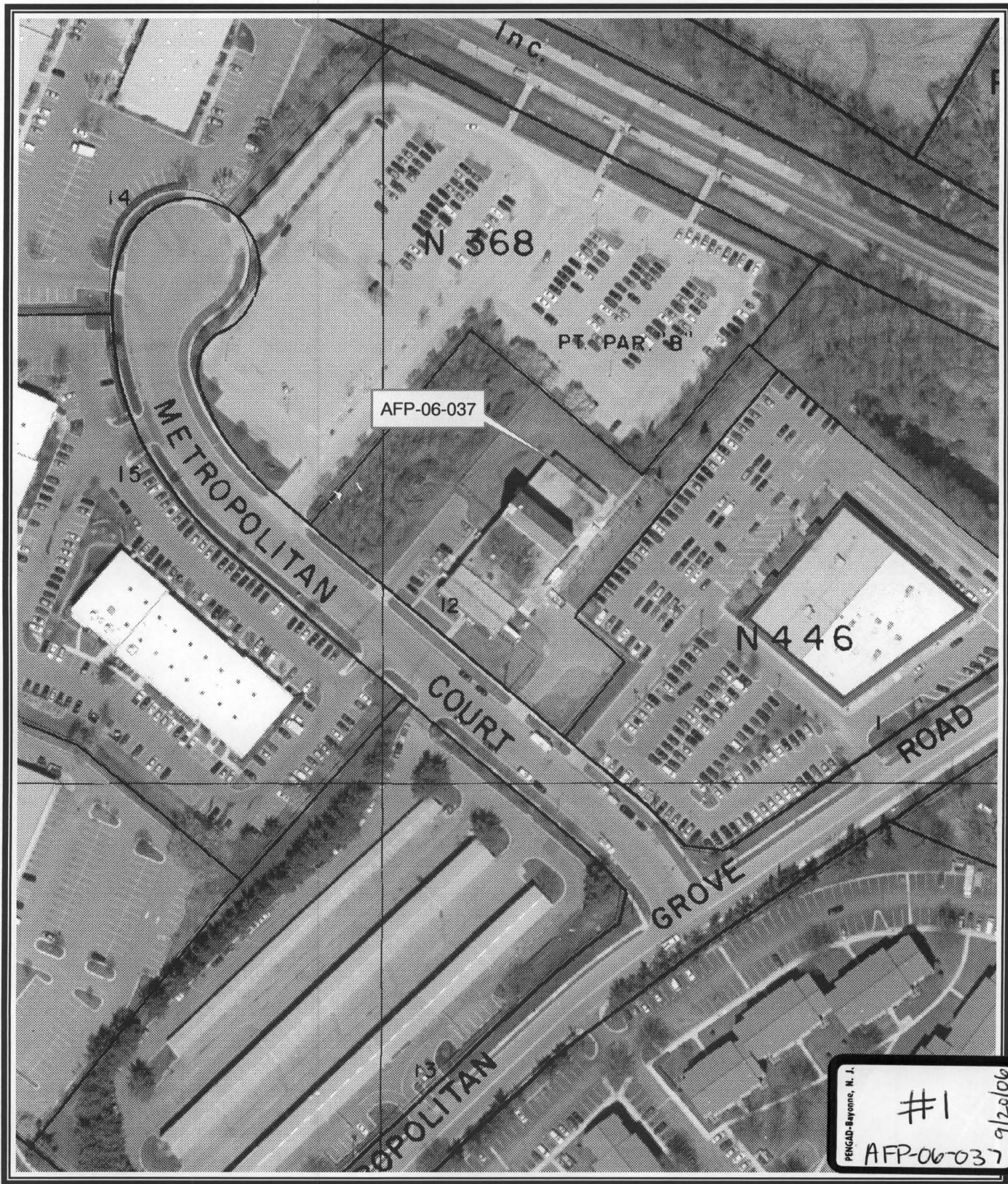
MD State Plane
HPGN NAD 83/91

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City of Gaithersburg
Planning and Code Admin
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www.gaithersburgmd.gov

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WAN424

P&CA

PLANNING AND CODE ADMINISTRATION



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plancode@gaitthersburgmd.gov • www.gaitthersburgmd.gov

AMENDMENT TO FINAL PLAN APPLICATION

In accordance with Section 24, Article V of the City Code

Application #	AFP-06-037
Date Filed	8/11/06
Total Fee	\$650.00 \$500 Pd check KTC

1. SUBJECT PROPERTY

Project Name STERIGENICS - WAN424
Street Address 1 METROPOLITAN CT
Zone _____ Historic area designation ☐ Yes ☐ No
Lot 12 Block _____ Subdivision 201 - Metropolitan Grove Park
Tax Identification Number (MUST BE FILLED IN) 09 - 02018585

2. APPLICANT

Name T-MOBILE NORTHEAST, LLC (MIKEL BUDDE)
Street Address 12050 BALTIMORE AVE Suite No. _____
City BELTSVILLE State MD Zip Code 20705
Daytime Telephone _____

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name KCI TECHNOLOGIES
Architect's Maryland Registration Number _____ Telephone 301-953-1821
Street Address 14502 GREENVIEW DRIVE Suite Number 100
City LAUREL State MD Zip Code 20708

Engineer's Name KCI TECHNOLOGIES
Engineer's Maryland Registration Number 25058 Telephone 301-953-1821
Street Address 14502 GREENVIEW DRIVE Suite Number 100
City LAUREL State MD Zip Code 20708

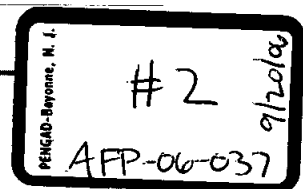
Developer's Name T-MOBILE NORTHEAST LLC Telephone 240-264-8614
Street Address 12050 BALTIMORE AVE Suite Number _____
City BELTSVILLE State MD Zip Code 20705
Contact Person MIKEL BUDDE Telephone 240-264-8614 (D)
443-54538-5304 (M)

4. PROPERTY OWNER

Name RSI LEASING INC C/O BRAZOS TAX GROUP
Street Address 930 W 1st ST. Suite No. 303
City FORT WORTH State TX Zip Code 76102
Daytime Telephone _____

5. CITY PROJECT NUMBER

Original Site Plan Number _____ Date Approved _____
Name of previously approved Final Plan _____



6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

INSTALLATION OF A TELECOMMUNICATIONS FACILITY. NINE ANTENNAS WILL BE INSTALLED ON THE ROOF OF THE EXISTING BUILDING. THREE EQUIPMENT CABINETS TO BE INSTALLED ON THE GROUND NEXT TO THE BUILDING.

7. PROJECT DETAIL INFORMATION

NO CHANGES TO EMPLOYEE POPULATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number

Total number per shift

Resident estimate: Total number

Total number per dwelling unit

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)		NA	NA
2. Site Area (acres)		NA	2.15 A
3. Total Number of Dwelling Units/Lots		NA	NA
4. Height of Tallest Building		NA	66'
5. Green Area (square feet)		NA	NA
6. Number of Dwelling Units/Acre		NA	NA
7. Lot Coverage (Percent)		NA	NA
8. Green Area (Percent)		NA	NA
9. Residential		NA	NA
a. Single Family Detached	# Units	NA	NA
b. Single Family Attached	# Units	NA	NA
c. Multi-Family Condo	# Units	NA	NA
d. Multi-Family Apartment	# Units	NA	NA
e. Other		NA	NA
10. Retail/Commercial	Sq. Ft.	NA	NA
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.	NA	NA
12. Office/Professional	Sq. Ft.	NA	NA
13. Warehouse/Storage	Sq. Ft.	NA	NA
14. Parking		NA	NA
15. Shared Parking/Waiver		NA	NA
16. Other		NA	120 SF
17. Total		NA	120 SF

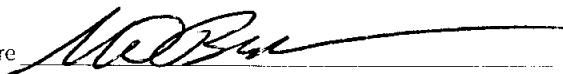
SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

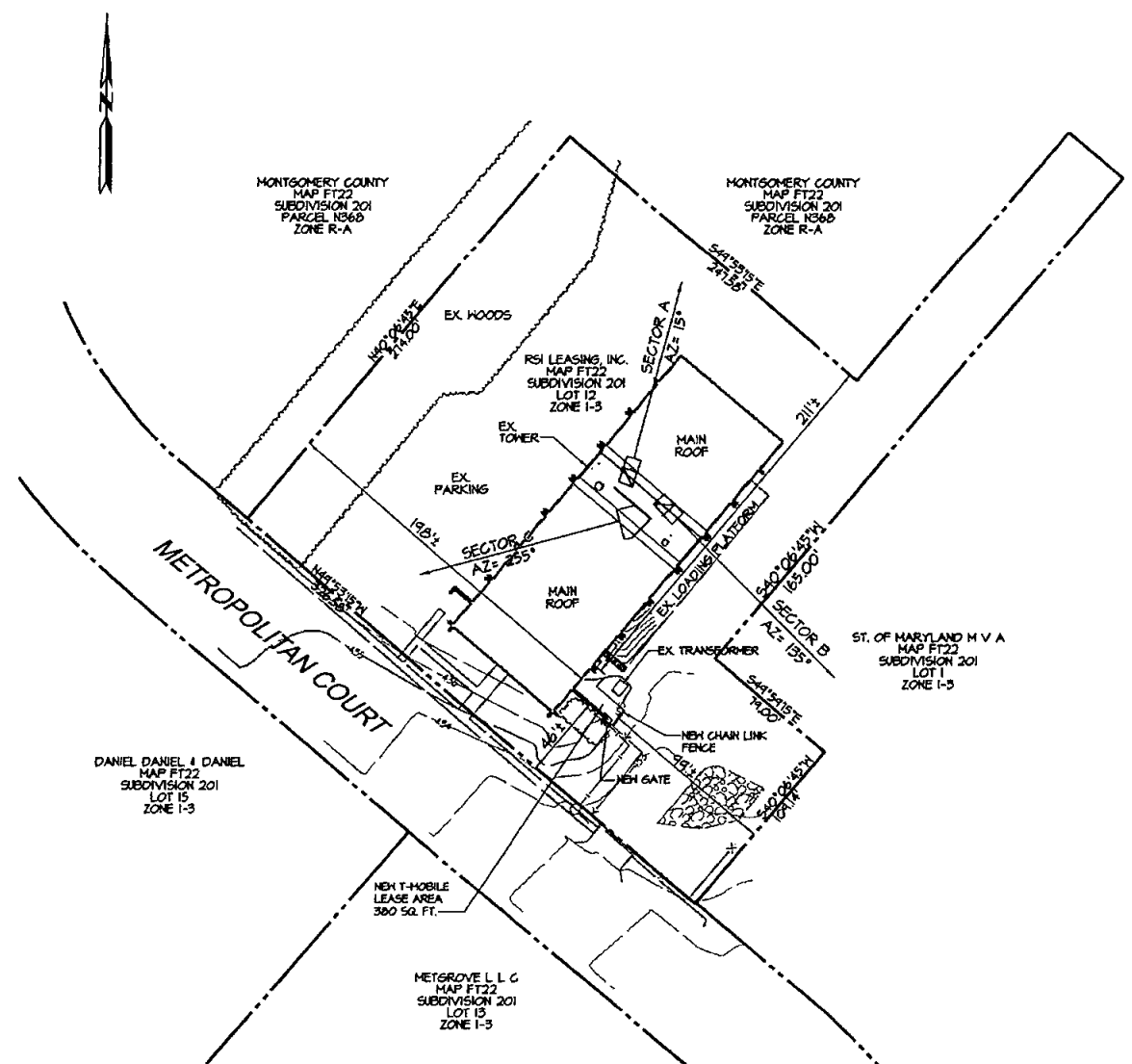
Applicant's Name (please print) MICHEL BUDDE

Applicant's Signature

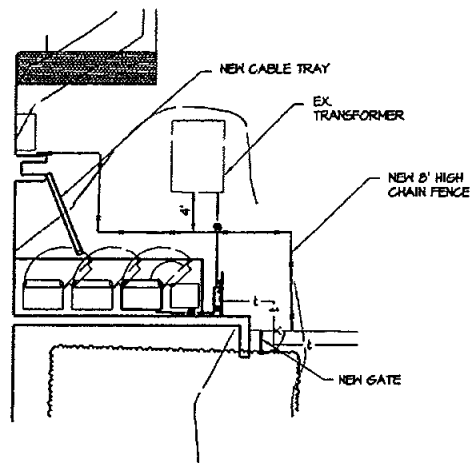


Date 8/10/06

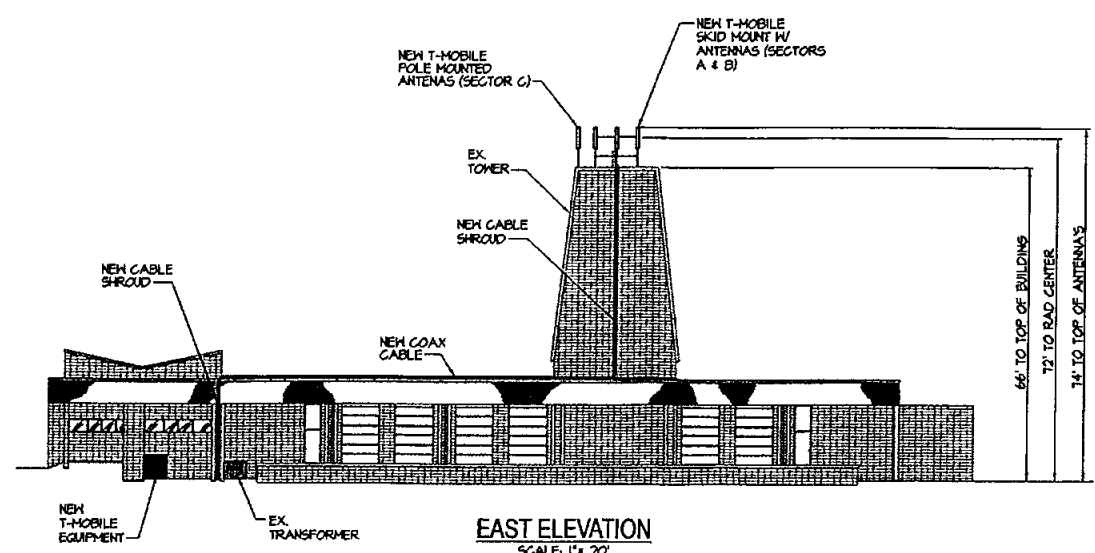
Daytime Telephone 443-538-5304



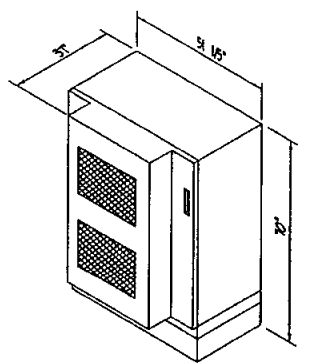
OVERALL SITE PLAN
SCALE: 1" = 50'



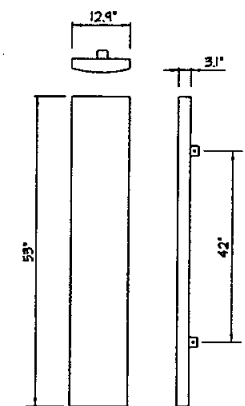
COMPOUND DETAIL
SCALE: 1" = 10'



EAST ELEVATION
SCALE: 1" = 20'



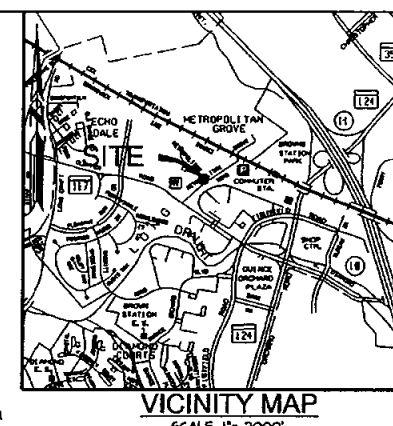
RBS 2106 CABINET DETAIL
NOT TO SCALE



APX16PV-16PVL ANTENNA DETAIL
NOT TO SCALE

SITE NOTES

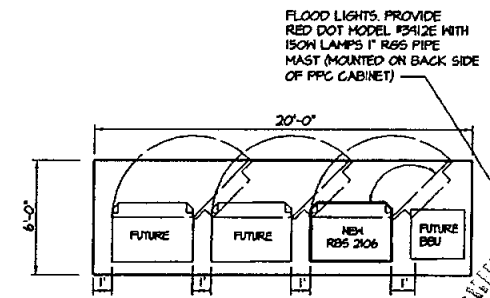
1. APPLICANT: T-MOBILE NORTHEAST LLC
12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
LOCAL CONTACT: RICHARD BLOOD
(240) 264-8600
2. PROPERTY OWNER: RSI LEASING, INC.
C/O STERIGENICS
1 METROPOLITAN CT.
GATHERBURG, MD. 20878
3. SITE DATA: TAX MAP FT22, SUB 201, LOT 12
PLAT NO. 13122
ENCLOSED AREA: 37 AC.
PROPERTY LAND AREA: 235 AC.
ELECTION DISTRICT: 04
ADDRESS: 1 METROPOLITAN CT.
GATHERBURG, MD 20878
4. CURRENT USE: MANUFACTURER
5. THE PROPOSED FACILITIES WILL CONSIST OF THE INSTALLATION OF SLED MOUNTED ANTENNAS IN 2 SECTORS AND POLE MOUNTED ANTENNAS IN 1 SECTOR ON THE ROOF OF THE EXISTING TOWER. COAX CABLE RAN UP THE SIDE OF THE BUILDING SCREENED WITH PANELS MATCHING THE BUILDING. A 6' X 20' CONCRETE PAD WITH (1) PROPOSED AND (2) FUTURE RBS 2106 EQUIPMENT CABINETS IN A NEWLY FENCED AREA WITH A NEW GATE.
6. CURRENT ZONING: I-3
7. LATITUDE: 39° 08' 54.37" N
LONGITUDE: 77° 13' 31.50" W
GROUND ELEVATION: 436' AMSL
EXISTING STRUCTURE HEIGHT: 66' ASL
PROPOSED STRUCTURE HEIGHT: 74' ASL
TOTAL ELEVATION ABOVE MEAN SEA LEVEL: 510'
8. TOTAL DISTURBED AREA: 380 SQ. FT.
9. IF THE ANTENNAS ARE NO LONGER USED FOR TELECOMMUNICATIONS PURPOSES FOR A CONTINUOUS PERIOD OF ONE (1) YEAR, THEY SHALL BE REMOVED BY ANTENNAS OWNER AT OWNER'S EXPENSE.
10. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
11. THE EQUIPMENT CABINETS SHALL BE UNMANNED, WITH INFREQUENT VISITS BY MAINTENANCE PERSONNEL, AND WITH ACCESS AND PARKING FOR NO MORE THAN ONE VEHICLE.
12. PROPERTY SHOWN HEREON LIES WITHIN ZONE C, AN AREA OF MINIMAL FLOODING, AS PER FEMA COMMUNITY PANEL No. 2400500001B, EFFECTIVE DATE DECEMBER 1, 1982.
13. THE SITE SHALL NOT SUPPORT LIGHTS OR SIGNS.
14. THE ANTENNAS SHALL BE 55' X 51' X 12.4" (APX 16V-16PVL).



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- | | |
|---------------------------|-----------------------------|
| EX LIGHT POLE | EX REINFORCED CONCRETE PIPE |
| EX UTILITY POLE | EX WATER VALVE |
| EX FLAG POLE | EX FIRE HYDRANT |
| EX MAILBOX | EX WATER LINE |
| EX UNKNOWN MANHOLE | PROPERTY LINE |
| EX TREE | EX CONTOUR |
| EX SIGN | EX SPOT ELEVATION |
| EX CLEANOUT | SOIL BORING |
| EX SEWER VALVE | SURVEYOR TRAVERSE POINT |
| EX SANITARY SEWER MANHOLE | BUY MORE |
| EX SEWER VENT PIPE | UNDERGROUND GAS LINE |
| EX SANITARY SEWER LINE | PROP. CONTOUR |
| EX STORMDRAIN MANHOLE | PROP. SPOT ELEVATION |
| EX STORMDRAIN LINE | PROP. UNDERGROUND TELCO |
| EX INLET | PROP. UNDERGROUND ELECTRIC |
| | OVERHEAD LINES |
| | LIMIT OF DISTURBANCE |



CONCRETE PAD LAYOUT
NOT TO SCALE

ZONING PLAN

DATE: 07/31/08
BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO: 16042450.69
SCALE: AS SHOWN

ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

KCI TECHNOLOGIES

14502 Greenview Drive, Suite 100
Lanham, Maryland 20706
(301) 415-1121 (410) 742-7414
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STATE OF MARYLAND

PROFESSIONAL ENGINEER

MARY KIERMAN

AUG 10 2008

#3

AFP-06-037